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ILLINOIS

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INDEXED 25-15-23-009

86103630

REAL ESTATE MORTGAGE

(Please print or type all names and addresses)

(This space for Recorder's use only)

THIS INDENTURE WITNESSETH THAT Lavona Taylor & Yolanda Taylor
10627 S Forest City of Chicago State of Illinois Mortgagee's
(Buyer's Address)
MORTGAGE and WARRANT to THE DARTMOUTH PLAN, INC. of 1301
FRANKLIN AVENUE, GARDEN CITY, NEW YORK Mortgagee

to secure payment of that certain Retail Installment Contract (Home Improvements) executed by the MORTGAGOR S, bearing even date herewith, payable to the MORTGAGEE above named in the amount of \$ 5575.62 being payable in 72 consecutive monthly installments of 77.00 each, commencing 2 months from the date of completion of the property improvements described in said Retail Installment Contract and on the same day of each subsequent month until paid, together with delinquency and collection charges, if any, the following described real estate, to wit:

Lot 2022 in Frederick H. Bartlett's greater Chicago subdivision Number 5, being a subdivision of that part lying west of the right of way of the Illinois Central Railroad of the East 3/4 of the South 1/2 of the North 1/2 and the Northwest 1/4 of the Southeast 1/4 of section 15, Township 37, North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Together with all present improvements thereon, rents, issues and profits thereof

60 11 93 277 21

situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of said premises after any default in payment or breach of any of the covenants or agreements herein contained

AND IT IS EXPRESSLY PROVIDED AND AGREED That the Mortgagee shall pay all taxes and assessments upon said premises when due, shall keep the buildings thereon insured to their full insurable value for the benefit of Mortgagee, shall pay all installments of prior mortgages (trust deeds) on said premises and interest thereon when due, and shall keep said premises in good repair, in the event of the failure of Mortgagee to comply with any of the above covenants Mortgagee, in addition to its other rights and remedies, is authorized, but is not obligated, to attend to the same and the amount paid therefor, together with interest thereon at the rate of 8% per annum, shall be due on demand and shall be added to the indebtedness secured by this mortgage. If default be made in the payment of the said Retail Installment Contract or of any part thereof, or in the payment of taxes or assessments on said premises, or of a breach of any of the covenants or agreements herein contained, then the whole of the sum secured hereby shall thereupon, at the option of Mortgagee, its attorneys or assigns, be immediately due and payable, and this mortgage may be immediately foreclosed to pay the same, and shall be lawful for Mortgagee, its attorneys or assigns, to enter into and upon the premises hereby granted, or any part thereof, and to receive and collect all rents, issues and profits thereof.

UPON THE FORECLOSURE AND SALE of said premises, there shall be first paid out of the proceeds of such sale all expenses of advertisement, selling and conveying said premises, and reasonable attorney's fees, to be included in the decree, and all monies advanced for taxes, assessments, liens, insurance and other charges, then there shall be paid the sums provided for in said Retail Installment Contract, whether due and payable by the terms thereof or not.

DATED this 20 day of June AD 19 85

Lavona Taylor (SEAL)
Mortgagor

Yolanda Taylor (SEAL)
Mortgagor

STATE OF ILLINOIS
County of Cook

This Mortgage was signed at Chicago
Ill.

I, Lester Jaska in and for said County in the State aforesaid, DO HEREBY CERTIFY That

Lavona Taylor & Yolanda Taylor personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they thereto subscribed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 20 day of June AD 19 85
[Signature]
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY M. Commission Expires Feb 9-1985

Lelsie Julye, c/o The Dartmouth Plan
Name
1500 Stewart Avenue, Westbury, NY. 11590
Address

86-103630
DOCUMENT NUMBER

11.00E

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REAL ESTATE MORTGAGE
STATUTORY FORM

TRAYLOR, LAURIE
TRAYLOR, YULIANA
TO

THE DARTMOUTH PLAN, INC.

When recorded mail to

ROSE ANN CHALMERS
THE DARTMOUTH PLAN, INC.
100 STREET AVENUE

Space below for Recorder's use only

Office of Cook County Clerk's Office

1001

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